



# Comparable Sales


- 1** 2 ELLISTON STREET KINGSCLIFF NSW 2487 **Sold Price** \$2,300,000



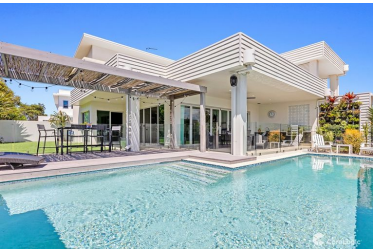
🏠 3 🚿 2 🚗 2 📏 654m<sup>2</sup> 📏 252m<sup>2</sup>  
 Year Built 2006 DOM 64  
 Sold Date 22-Aug-23 Distance 0.05km  
 First Listing \$2,695,000  
 Last Listing Under Contract
- 2** 14 ANGOURIE STREET KINGSCLIFF NSW 2487 **Sold Price** \$2,650,000



🏠 5 🚿 2 🚗 2 📏 603m<sup>2</sup> 📏 257m<sup>2</sup>  
 Year Built 2019 DOM 93  
 Sold Date 27-Oct-23 Distance 0.13km  
 First Listing Guide \$2.8m - \$2.9m  
 Last Listing Under Contract
- Notes from your agent**  
SOLD off market by LS PROPERTIES - Lorna Savage
- 3** 3 SNAPPER AVENUE KINGSCLIFF NSW 2487 **Sold Price** \$2,100,000




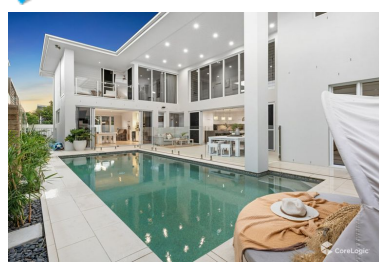


🏠 4 🚿 3 🚗 4 📏 572m<sup>2</sup> 📏 314m<sup>2</sup>  
 Year Built 2006 DOM 184  
 Sold Date 14-Jun-23 Distance 0.24km  
 First Listing CONTACT AGENT  
 Last Listing Under Contract
- 4** 14 ULLADULLA COURT KINGSCLIFF NSW 2487 **Sold Price** \$2,410,000



🏠 5 🚿 3 🚗 2 📏 600m<sup>2</sup> 📏 327m<sup>2</sup>  
 Year Built 2011 DOM 1  
 Sold Date 14-Jun-23 Distance 0.24km  
 First Listing Sold  
 Last Listing Sold

DOM = Days on market    RS = Recent sale    UN = Undisclosed Sale    \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Sales

5	14 SNAPPER AVENUE KINGSCLIFF NSW 2487	<b>Sold Price</b> <b>\$2,025,000</b>
	<p>  3  3  2  738m<sup>2</sup>  247m<sup>2</sup>                      Year Built 2005 DOM 30                      Sold Date 01-Sep-23 Distance 0.26km                      First Listing \$1,995,000                      Last Listing \$1,995,000                 </p>	
6	18 BANZAI STREET KINGSCLIFF NSW 2487	<b>Sold Price</b> <sup>RS</sup> <b>\$2,859,000</b>
	<p>  5  5  2  525m<sup>2</sup>  339m<sup>2</sup>                      Year Built 2014 DOM 45                      Sold Date 20-Oct-23 Distance 0.89km                      First Listing FORTHCOMING AUCTION                      Last Listing Sold                 </p>	
7	12 ANGOURIE STREET KINGSCLIFF NSW 2487	<b>Sold Price</b> <b>\$1,940,000</b>
	<p>  4  2  2  614m<sup>2</sup>  256m<sup>2</sup>                      Year Built 2005 DOM 1                      Sold Date 06-Nov-20 Distance 0.14km                      First Listing \$2,995,000                      Last Listing \$2,995,000                 </p>	
<p><b>Notes from your agent</b>                      SOLD for \$3,008,000.00 off market by LS PROPERTIES - Lorna Savage</p>		
8	7 AVOCA STREET KINGSCLIFF NSW 2487	<b>Sold Price</b> <b>\$2,240,000</b>
	<p>  4  3  2  525m<sup>2</sup>  283m<sup>2</sup>                      Year Built 2011 DOM 51                      Sold Date 17-Aug-23 Distance 0.93km                      First Listing CONTACT AGENT                      Last Listing \$2,280,000                 </p>	


## Comparable Sales

**9** 19 NORTH POINT AVENUE KINGSCLIFF NSW 2487 **Sold Price \$3,400,000**




5	3	2	600m <sup>2</sup>	399m <sup>2</sup>
Year Built	2006	DOM	57	
Sold Date	03-Mar-23	Distance	0.14km	
First Listing	NEW TO MARKET			
Last Listing	\$3,950,000			

**10** 12 MALIBU STREET KINGSCLIFF NSW 2487 **Sold Price \$2,000,000**



3	2	2	606m <sup>2</sup>	251m <sup>2</sup>
Year Built	2005	DOM	7	
Sold Date	21-Jul-23	Distance	0.22km	
First Listing	COMING SOON - CONTACT AGENT			
Last Listing	Sold			

**11** 4 FORRESTERS COURT KINGSCLIFF NSW 2487 **Sold Price \$985,000**



4	4	3	841m <sup>2</sup>	373m <sup>2</sup>
Year Built	2007	DOM	45	
Sold Date	23-Apr-14	Distance	0.18km	
First Listing	995000			
Last Listing	\$999,000			

**Notes from your agent**

SOLD for \$2,175,000.00 off market by LS PROPERTIES - Lorna Savage

# Comparable Listings

1 17 SALT WATER CRESCENT KINGSCLIFF NSW 2487



🏠 4 🚗 3 🚗 2 📏 569m<sup>2</sup> 📏 285m<sup>2</sup>  
 Year Built 2005 DOM 38 days  
 Listing Date 30-Oct-23 Distance 0.2km  
 Listing Price \$2,675,000

**Notes from your agent**

LISTED with Lorna Savage LS PROPERTIES

2 5 NORTH POINT AVENUE KINGSCLIFF NSW 2487



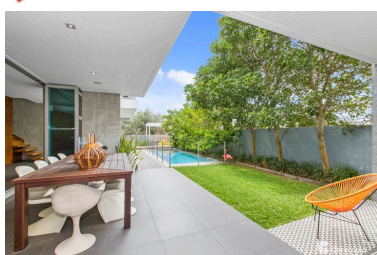
🏠 4 🚗 3 🚗 2 📏 574m<sup>2</sup> 📏 -  
 Year Built 2005 DOM 50 days  
 Listing Date 18-Oct-23 Distance 0.25km  
 Listing Price \$3,500,000 to \$3,700,000

3 18 TAMARAMA DRIVE KINGSCLIFF NSW 2487



🏠 4 🚗 3 🚗 2 📏 579m<sup>2</sup> 📏 240m<sup>2</sup>  
 Year Built 2013 DOM 31 days  
 Listing Date 06-Nov-23 Distance 0.62km  
 Listing Price NEW TO MARKET

4 18 BARREL STREET KINGSCLIFF NSW 2487



🏠 5 🚗 2 🚗 2 📏 525m<sup>2</sup> 📏 273m<sup>2</sup>  
 Year Built 2008 DOM 294 days  
 Listing Date 16-Feb-23 Distance 0.72km  
 Listing Price PRICE GUIDANCE WITHIN

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

## Comparable Listings

5 3 FAIRY BOWER STREET KINGSCLIFF NSW 2487



4 
 2 
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 525m<sup>2</sup>

Year Built -

Listing Date 16-Oct-23

Listing Price Under Contract

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DOM 52 days

Distance 0.76km

DOM = Days on market \* This data point was edited by the author of this CMA and has not been verified by CoreLogic

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